

JULY 2004 HIGHLIGHTS

For the fifth straight month, the estimated cost of construction authorized by building permits exceeded one billion dollars. July activity was \$1.203 billion. Residential construction made up \$696.1 million, or 57.8 percent of the total. New office buildings, repairs and additions to existing ones, as well as other nonresidential work accounted for \$507.1 million; 557 municipalities reported. The trend over the past seven months suggests that 2004 will be better than the previous two years, which were strong for the construction industry. Housing is the key component behind this performance. A total of 3,351 new houses were authorized for construction. This was the second highest monthly total for the year thus far.

Major Construction Indicators, New Jersey: Year-to-Date Trends				
Period	Estimated Cost of Construction	Authorized Housing Units	Authorized Office Space (square feet)	Authorized Retail Space (square feet)
January – July 2002	\$6,977,038,190	18,459	6,723,355	5,201,147
January – July 2003	\$6,363,928,918	18,365	5,225,932	3,487,499
January – July 2004	\$7,694,036,676	21,500	6,521,075	2,926,533
<i>Difference Between 2003 and 2004</i>				
2003 - 2004	\$1,330,107,758	3,135	1,295,143	-560,966
Percent Change	20.9%	17.1%	24.8%	-16.1%
Source: N.J. Department of Community Affairs, 9/7/04				

Big Developments in July

Cities were among the top performers for the month. Weehawken Township and Jersey City in Hudson County had the most work: \$29 million and \$24.7 million, respectively. The City of New Brunswick in Middlesex County reported \$23.7 million. Atlantic City in Atlantic County had \$21.6 million and Newark in Essex County had \$19.4 million. A \$22.3-million, 90-unit condominium development along the waterfront accounted for most of the work in Weehawken. Jersey City had two residential developments each with 48 for-sale units, and a 128-unit development break ground in July. The City had 310 authorized units for the month, more than any other locality. An \$18-million public safety building was the big project in New Brunswick. The City also issued a permit for a new \$2.2-million dormitory for Rutgers University. Over \$12 million was authorized for alterations to create a mixed-use pier development in Atlantic City that will include business and retail uses. Newark has several big office renovations underway and reports 151 authorized dwellings for the month, second only to Jersey City.

